



September 24, 2015

Dear Neighbors,

As you may be aware, Anne Arundel County's Office of Planning and Zoning (OPZ) recently recommended approval of the site development plan (SDP) for Fusco Athletic Park. As Key School's new Head of School and its Board of Trustees President, we want to take this opportunity to reach out to you and share information about the SDP, our traffic mitigation plans, several requested modifications, and our hopes for the future.

About the SDP: The final SDP has evolved over the course of the past three years. We made several adjustments to the initial concept plan resulting not only from feedback received from OPZ, but also from suggestions made by residents in Annapolis Roads and requests from the ARPOA board. While there were never plans for an elaborate "Friday night lights athletic complex," as some may have feared, the scale of the original project has been significantly amended; removed are the proposed running track, 2 tennis courts, and 1 multi-purpose field which would have been placed behind resident homes adjacent to the property. Added to the initial concept plan are an outdoor pool and several attendant pavilion structures. The final SDP comprises: 3 multi-purpose fields, 8 tennis courts, 1 baseball diamond, a nature trail, a parking lot, a pool, accessory buildings, and significant reforestation. This development plan will not be implemented all at once; rather, Key School is planning a phased construction of the project.

To see the evolution of Key's SDP for Fusco Athletic Park, visit www.keyschool.org/FuscoAthleticPark

Traffic Mitigation Plans: In response to the County's request regarding traffic flow, and taking feedback from neighbors into account, in January 2015 Key School also provided OPZ with traffic mitigation options devised to address concerns related to Carrollton Road. The options included road milling and overlay (re-paving), a plan to widen the road, and a deceleration lane at Fusco Athletic Park's entrance, as well as an option that included the addition of sidewalks. The final SDP includes fresh road surfacing, widening of Carrollton Road to achieve 11' lanes in both directions (from Bay Ridge Road to the main entrance of Key's property), and the deceleration lane; however, based on feedback received by OPZ from the community, the sidewalk plan was not included in the SDP and will not be implemented.

Modifications to the Code: We feel it is important to share that Key requested, and received, several modifications from the County with regard to the final SDP. While most are clerical in nature, we believe two are important to explain in hopes of avoiding any misunderstandings within the community. The School requested, and received, an exemption from the requirement that all trees fronting Key's property be removed to meet full "collector road" status. Under the final SDP, Carrollton Road will be widened to 11' lanes on either side, which is the County standard width for a collector road. However, collector road status also requires the establishment of an 8' wide shoulder on the frontage of Key's property.

Safety is a concern for us all. That said, the School did not want to significantly change the character of Carrollton Road by removing so many old growth trees unless it was absolutely necessary. In working with OPZ and traffic engineers, it has been decided that Key will widen Carrollton Road by 1' on either side (from Bay Ridge Road to the main entrance of Key's property), without clearing all the trees along the front of Key's property; instead, Key will grant a pedestrian access easement and create a walking path along Carrollton Road, between the point at which our property begins—just past Old Bay Ridge Road—and the entrance to Fusco Athletic Park. This environmentally-sensitive approach will ensure that Carrollton Road is adequately widened for safety while preserving its beauty.

Key also asked for, and was granted, permission to remove one diseased and dying specimen tree from the interior of the property.

The Future: While at certain junctures there have been misunderstandings with regard to Key's intent, we do want all residents to understand that the School will not be building a second campus in Annapolis Roads; it is clear that the covenants and zoning preclude such use, and Key values its distinct position of having all students—Key-Wee through grade 12—on one campus. Additionally, for those who may not know, in October 2013, Key School did officially withdraw the longstanding petition by the previous owner for annexation of the Annapolis Golf Club to the City of Annapolis—we have no interest in pursuing annexation.

While we have already enjoyed opportunities to use the property through the interim use agreement approved by OPZ, we look forward to the environmentally-sensitive and responsible development of Fusco Athletic Park. As we prepare to move into the next phases of the development, we plan to keep the community apprised of milestones through occasional mailed updates; the School also will post updates to the Fusco Athletic Park webpage (www.keyschool.org/FuscoAthleticPark) and communicate with ARPOA leadership. As stated from the beginning, our ultimate goal is to have a positive relationship with the community; however, we are keenly aware that trust is built over time and that we will be judged by our actions more than our words.

It is our sincere hope that, in time, not only Key students but also the residents of Annapolis Roads will enjoy the benefits of the fully developed Fusco Athletic Park. We continue to be committed to working with the ARPOA board and you, our neighbors, to realize and enjoy a mutually beneficial relationship.

Sincerely,



Matthew Nespole
Head of School, The Key School



Missy Attridge
Board of Trustees President, The Key School